

UNOFFICIAL COPY

JAC:jm 0201400
 THIS INSTRUMENT, Made this 23 819 290 1st day of December A. D. 19 76 between
 LA SALLE NATIONAL BANK, a national banking association, Chicago, Illinois, as Trustee under the
 provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust
 agreement dated 11th day of July 19 72, and known as Trust
 Number 44398, party of the first part, and LARRY G. SCHROEDER, a bachelor
 party of the second part.
 (Address of Grantee(s): 165 Stephen Court
 Bartlett, Illinois)

WITNESSETH, that said party of the first part, in consideration, of the sum of
 -----TEN----- Dollars, (\$ 10.00) and other good and valuable
 considerations in hand paid, does hereby grant, sell and convey unto said party of the second
 part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

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together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and
 to the proper use, benefit and behoof of said party of the second part forever.

SUBJECT TO: SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

This Deed is executed pursuant to and in the exercise of the power and authority granted to and
 vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance
 of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed
 or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof
 given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto
 affixed, and has caused its name to be signed to these presents by its Assistant Vice President and
 attested by its Assistant Secretary, the day and year first above written.



LaSalle National Bank

as Trustee as aforesaid.

By

Assistant Secretary

Assistant Vice President

This instrument was prepared by:
 JAMES A. CLARE

La Salle National Bank
 Real Estate Trust Department
 135 S. La Salle Street
 Chicago, Illinois 60690

FEB 14 65-17-690 E

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STATE OF ILLINOIS
COUNTY OF COOK

} ss:

I, a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY that.....

JAMES A. CLARK

Assistant Vice President of LA SALLE NATIONAL BANK, and

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this..... day of..... A-D 19.....

James A. Clark
NOTARY PUBLIC
JAN 15 1977

ILLINOIS
RECORD
FEB 14 2 02 PM '77

RECORD OF DEEDS
*23819290

Box No.
TRUSTEE'S DEED
Merrill to:
Address of Property
144 E. Hubbard
1043 Commercial Ave

LaSalle National Bank
TRUSTEE
TO

LaSalle National Bank
135 South La Salle Street
CHICAGO, ILLINOIS 60690
8028-A CP (6-74)

Property of Cook County Clerk's Office

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Unit No. 2-63 in THE GROVES OF HIDDEN CREEK CONDOMINIUM I as delineated on a survey of a part of the Southeast quarter of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and By-Laws for The Groves of Hidden Creek Condominium I ("Declaration") made by LaSalle National Bank, as Trustee under Trust No. 44398, recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 22827823; together with its undivided percentage interest in the Common Elements as set forth in the Declaration (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration and survey), as amended from time to time, which percentage shall automatically change in accordance with Declarations as same are filed of record, in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

This Deed is given on the conditional limitation that the percentage of ownership of said Grantee in the Common Elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of the Declaration and any Amended Declarations recorded pursuant thereto, and right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantee shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to the Declaration and to all the other terms of the Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration pursuant thereto.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and in the Declaration of Easements, Restrictions and Covenants for The Groves of Hidden Creek Community Association ("Homeowner's Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22827822; as amended from time to time, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration and the Homeowner's Declaration for the benefit of the remaining property described therein.

Grantor also grants to Grantee, its successors and assigns, an easement for access, ingress and egress over an area marked or identified as "66 ft Easement for ingress, egress, public utilities, including sewer, water and gas" on Exhibit E to the Declaration.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the Declaration and the Homeowner's Declaration the same as though the provisions of the Declaration and the Homeowner's Declaration were recited and stipulated at length herein.

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END OF RECORDED DOCUMENT